113.0	0005	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,800 / 675,800
					USE VALUE:	675,800 / 675,800
					ASSESSED:	675,800 / 675,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUGRUE EDWARD J & BEVERLY
Owner 2:	
Owner 3:	
Street 1:	137 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,701 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2153 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4701.000	283,100		392,700	675,800
Total Card	0.108	283,100		392,700	675,800
Total Parcel	0.108	283,100		392,700	675,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.89 | /Parcel: 313.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 72557
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

!8810!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0005-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,100	0	4,701.	392,700	675,800	675,800	Year End Roll	12/18/2019
2019	101	FV	225,400	0	4,701.	387,100	612,500	612,500	Year End Roll	1/3/2019
2018	101	FV	225,400	0	4,701.	297,300	522,700	522,700	Year End Roll	12/20/2017
2017	101	FV	225,400	0	4,701.	280,500	505,900	505,900	Year End Roll	1/3/2017
2016	101	FV	225,400	0	4,701.	258,100	483,500	483,500	Year End	1/4/2016
2015	101	FV	212,300	0	4,701.	241,200	453,500	453,500	Year End Roll	12/11/2014
2014	101	FV	212,300	0	4,701.	222,200	434,500	434,500	Year End Roll	12/16/2013
2013	101	FV	212,300	0	4,701.	222,200	434,500	434,500		12/13/2012

PRINT

Date	Time
12/10/20	23:21:14

LAST REV

Date	Time
12/01/20	10:57:10
jorourke	
8810	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	818-70		5/11/1972		23,500	No	No		N

USER DEFINED

Prior Id # 1:	72557
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Inspected	PH	Patrick H
8/9/2018	MEAS&NOTICE	BS	Barbara S
12/1/2008	Meas/Inspect	189	PATRIOT
11/10/2000	Inspected	264	PATRIOT
11/9/2000	Hearing Chag	153	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/7/2000	Measured	263	PATRIOT
8/30/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4701		Sq. Ft.	Site		0	70.	1.19	6									392,722						392,700	

Total AC/HA:	0.10792	Total SF/SM:	4701	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	392,722	Spl Credit		Total:	392,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26583576
Const Adj.:	0.98304033
Adj $ / SQ:	161.768
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410219
Depreciation:	127168
Depreciated Total:	283051

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

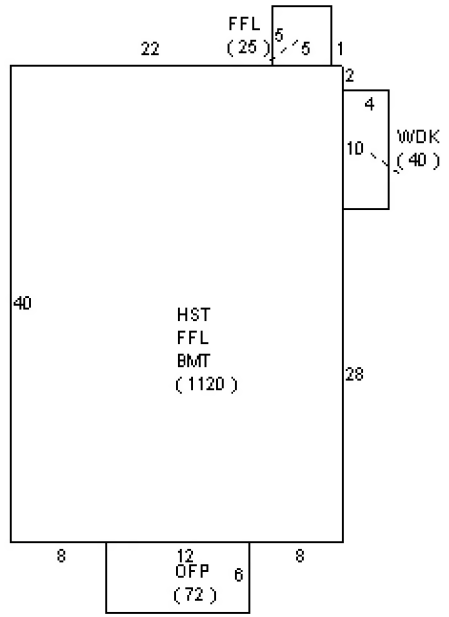
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.77
Special Features:	0	Val/Su Net:	96.39
Final Total:	283100	Val/Su SzAd	166.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,145	161.770	185,224
BMT	Basement	1,120	61.150	68,486
HST	Half Story	560	161.770	90,590
OFP	Open Porch	72	38.750	2,790
WDK	Deck	40	15.730	629

Net Sketched Area:	2,937			Total:	347,719
Size Ad	1705	Gross Are	3497	FinArea	2153

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0005-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	